



# PRIME UNIT TO LET TOTTENHAM COURT ROAD

**154-155 TOTTENHAM COURT ROAD, FITZROVIA, LONDON, W1T 7NG**

## Location:

The subject property occupies a prominent position on the busy Tottenham Court Road in Fitzrovia. Warren Street Underground Station (Northern and Victoria Line Services) and Euston Square (Circle, Hammersmith & City and Metropolitan Line Services) are located a short walk from the property.

Nearby well-known multi-national occupiers include: Marks & Spencer, Boots, Currys, Robert Dyas, Lidl, PureGym, Tesco Express, McDonald's, Subway, Starbucks, Caffè Nero, Wasabi, Santander and Paul. In addition to various well established independent operators.

## Use:

The premises benefits from Class E planning consent. Alternative uses may be considered subject to planning permission.

## Accommodation:

The unit is arranged over a Ground Floor and Basement only and has the following approximate net internal areas:

<b>Ground Floor:</b>	<b>1,001 sq. ft. (93.01 m<sup>2</sup>)</b>
<b>Basement:</b>	<b>1,367 sq. ft. (127.01 m<sup>2</sup>)</b>

## Rent:

£160,000 per annum exclusive

## Lease:

The premises are currently held on an outside the act lease expiring 6<sup>th</sup> September 2037 and are available by way of a lease with terms to be agreed.

There is a tenant only break option on the 6<sup>th</sup> September 2027.



### Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

### Legal Costs:

Each party to bear their own legal costs.

### Viewings:

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### Location Map:

